



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

December 5, 2016  
1612-DDP-35

**Petition Number:** 1612-DDP-35

**Subject Site Address:** Lot 7, Harmony Mixed Use District Subdivision

**Petitioner:** Giant Eagle, Inc. by Nelson & Frankenberger

**Request:** Detailed Development Plan review for a Gasoline Service Station on 2.61 acres± in the Mixed Use District of the Harmony Planned Unit Development (PUD) District.

**Current Zoning:** Harmony PUD District [Ord. 12-14](#) (as amended by Ord. [16-12](#))

**Current Land Use:** Vacant

**Approximate Acreage:** 2.61 acres±

**Property History:**

- 1205-PUD-05 Harmony PUD District (Ord. 12-14) (01/16/13)
- 1605-SPP-06 Primary Plat (06/06/16)
- 1605-ODP-06 Overall Development Plan (06/06/16)
- 1606-SFP-16 Secondary Plat (pending)
- 1606-PUD-07 Mixed Use District Amendment (Ord. 16-12) (10/10/16)

**Exhibits:**

- 1. Staff Report
- 2. Location Map
- 3. Site Plan
- 4. Elevations
- 5. Landscape Plan
- 6. Lighting Plan
- 7. Comparison Exhibit

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PROCEDURAL**

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its November 15, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's December 5, 2016, meeting.

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## **PROJECT OVERVIEW**

**Location:** The 2.61-acre± site is Lot 7 of the pending Harmony Mixed Use District Subdivision, located on the southwest corner of 146<sup>th</sup> Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a gasoline service station (5,280 square foot± building and 6,740 square foot± canopy for sixteen (16) fueling positions).

**Applicable Zoning:** The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 ("Ord. 12-14"), as amended by the recently approved Ordinance 16-12 ("Ord. 16-12") (collectively, the "PUD Ordinance"). The subject property is within "Area C" of the "Mixed Use District" of the PUD Ordinance. The applicable underlying zoning district is the LB: Local and Neighborhood Business District.

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## **DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply except for those items identified as outstanding below:**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

**Comment: Please coordinate with the Public Works Department and utility providers.**

- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment: Please see District Standards comments herein.**

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment: Property is located within the Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.**

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

**Comment: Please coordinate with the County Highway Department.**

- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

**Comment: Please coordinate with the Public Works Department and utility providers.**

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## **DISTRICT STANDARDS**

**The plans comply with Article 4.14 (LB District) and the Harmony PUD Ordinance, as amended, unless otherwise noted below.**

- 22) Concept Plan (Section 3 of Ord. 16-12): If developed for a Gasoline Service Station, then Area C shall be developed in substantial compliance with the Area C (GetGo) Concept Plan<sup>1</sup>.
- 23) Permitted Land Uses (Section 4.1(C) of Ord. 16-12): One (1) Gasoline Service Station<sup>2</sup> shall be permitted within Area C. Said Gasoline Service Station shall only be open and operating between the hours of 5:00 a.m. and twelve midnight. In the event a Gasoline Service Station is in operation on the property zone under Ordinance 12-24 (the "Town West Station") with hours between twelve midnight and 5:00 a.m. the limitation of hours in this Section 4.1(C) shall be reduced and operation shall be permitted at the same hours permitted for the Towne West Station.

- 24) Special Requirements (Section 2.3(A) of Ord. 12-14):

- a) The maximum gross floor area of an individual business shall be 70,000 square feet. No more than one business within the entire development shall have a gross floor area of more than 50,000 square feet.

**Comment: Development Plan complies. The proposed site plan includes 12,020 square feet ± (5,280 square foot ± building and 6,740 square foot ± canopy).**

- b) The aggregate maximum gross floor area of all commercial buildings<sup>3</sup> shall be 170,000 square feet. The uses within Areas B and C of the Mixed Use District shall have the following maximum aggregate square footages by use type: (i) Grocery, 70,000 sq. ft.; (ii) Inline retail, 30,000 sq. ft.; (iii) Office, 40,000 sq. ft.; (iv) All uses on Outlots, 50,000 sq. ft.; and (v) Other permitted uses, 30,000 sq. ft.

**Comment: Development Plan complies. This is the second proposed commercial building within the Mixed-Use District and is a proposed Outlot building(s). The first commercial building was 12,900 square feet±, and the proposed site plan includes**

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<sup>1</sup> Section 2.3 of Ord. 16-12 defines "Concept Plan, Area C (GetGo)" as "[t]he plan for the development of Area C of the Mixed Use District of the Harmony PUD Ordinance, including but not limited to landscaping, sidewalks and amenities to enhance pedestrian comfort, attached hereto as Exhibit B."

<sup>2</sup> Chapter 12 of the UDO defines "Gasoline Service Station" as "[a]ny building or land used for the retail sale of automobile fuels and lubricants and which typically includes fuel pumps and underground storage tanks."

<sup>3</sup> Chapter 12 of the UDO defines "Building" as "[a] structure having a roof supported by columns or walls, for the shelter, support, enclosure or protection of persons, animals, chattels or other property."

**12,020 square feet± (5,280 square foot± building and 6,740 square foot± canopy), totaling 24,920 square feet± for uses on Outlots.**

- c) Neighborhood commercial uses in the Mixed Use District shall be designed to encourage the design elements shown in Exhibit C-2. Exhibit C-2 includes the following design elements: (i) outdoor dining; (ii) opportunities to gather; and (iii) amenities to enhance pedestrian comfort.

**Comment: As proposed, the site includes a pedestrian node that incorporates two (2) benches, bicycle rack(s), and pergola.**

- d) Outdoor Audio Systems: Section 8.2 of Ord. 16-12 states that “[a]n outdoor audio system for a Gasoline Service Station shall be restricted to communication between the attendee and patrons at the pump, and emergency situations.”

The neighborhood commercial uses in the Mixed Use District shall be designed to encourage:



Outdoor dining



Opportunities to gather



Amenities to enhance pedestrian comfort

**25) Development Standards (Section 2.3(B) of Ord. 12-14, as amended by Section 4.2 of Ord. 16-12):**

**The plans comply with the below standards.**

- a) Minimum Lot Area: None
- b) Minimum Lot Frontage on Road: 50 feet; direct access to Public Way or indirect access to a Private Street is required
- c) Minimum Building Setback Lines:
- |                 |  |                          |
|-----------------|--|--------------------------|
| i) Front Yard:  | 146 <sup>th</sup> Street and Ditch Road: | 20 feet (per Ord. 12-14) |
|                 | Area C South Property Line:              | 10 feet (per Ord. 16-12) |
| ii) Side Yard:  | Perimeter to Mixed Use District:         | 20 feet                  |
|                 | Interior to Mixed Use District:          | 0 feet (per Ord. 16-12)  |
| iii) Rear Yard: | Perimeter to Mixed Use District:         | 20 feet                  |
|                 | Interior to Mixed Use District:          | 0 feet (per Ord. 16-12)  |
- d) Maximum Building Height: 45 feet

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#### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:**

**26) Accessory Use and Building Standards (Article 6.1)**

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

27) Architectural Standards (Article 6.3(F)): Article 6.3(F) of the UDO does not apply; rather, Section 2.3(A)(1) and Article 7 of Ord. 12-14 provides that the Architectural Design Requirements of the State Highway 32 Overlay District shall apply. Furthermore, Section 7 of Ord. 16-12 provides that “buildings shall utilize a Village Design Theme.”

**Comment: As proposed, the plans appear to comply with the applicable architectural standards, the corresponding Village Design Theme, and the referenced Character Exhibit.**

a) Section 7.1 of Ord. 16-12 states that a Village Design Theme shall be consistent with a Defined Architectural Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman. Significant architectural elements to determine consistency with a Defined Architectural Design include:

- i) Window design (e.g., enhanced trim, pane size and type) and alignment/location;
- ii) Building massing (pedestrian scaled with facade projections and recessions);
- iii) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);
- iv) Large roof overhangs that are primarily pitched and not flat;
- v) Enhanced cornice treatment;
- vi) Enhanced and inviting entryways with pedestrian cover and "porch like" treatment (e.g., inclusion of columns with masonry bases);
- vii) Variety of building materials, patterns and colors;
- viii) Emphasized trim at corner breaks, around windows and within gables; and
- ix) Enhanced foundation plantings and planters to soften building facades.

b) Section 7.2 of Ord. 16-12 states that “[t]he Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.”

c) Section 7.3 of Ord. 16-12 states “[i]t is hereby acknowledged that design elements that embody a Village Design Theme may be in conflict with the architectural standards set forth in Section 2.3(A)(1) of the Harmony PUD Ordinance. If a proposed building elevation embodies a Defined Architectural Design, as set forth above, and is an architectural style that complements the Established Benchmark Exhibits, then the Plan Commission has the authority to approve a building elevation that doesn't comply with Section 2.3(A)(1) of the Harmony PUD Ordinance.”

d) Section 2.3(A)(1) requires that buildings within Area B and Area C of the Mixed Use District shall comply with the Architectural Design Requirements of the State Highway 32 Overlay District (the “SR32 Overlay”).

28) Building Standards (Article 6.4)

29) Fence Standards (Article 6.5)

30) Height Standards (Article 6.6)

31) Landscaping Standards (Article 6.8, as modified by Article 5 of Ord. 12-14):

**Comment: The landscape plan does not identify ornamental trees. Please revise, if appropriate, accordingly.**

- a) Right-of-Way Tree Preservation (Section 8 of Ord. 16-12) requires that “[t]he existing trees in the right-of-way abutting the south property line of Area C, located west of the building, shall not be disturbed by the development of Area C, except as otherwise required by a government agency, utility agency or to accommodate ingress/egress into Area C. The following shall apply to meet this standard:

- i) Tree Inventory: A tree inventory and tree preservation plan shall be required and approved as part of the Detailed Development Plan for Area C, in accordance with Article 6.8(E) Landscaping Standards; Preservation and Replacement of Trees of the UDO.

**Comment: A tree preservation plan has been submitted. Please revise the plan to identify the size and common names of the individually identified trees to be preserved.**

- ii) Tree Protection: During the site development of Area C, tree protection in accordance with Article 6.8(E)(7) Landscaping Standards; Preservation and Replacement of Trees; Tree Protection of the UDO shall be required.
- iii) Replacement: If any tree designated on the tree inventory dies as a result of the site development, then the property owner shall replace such tree with a tree(s) of equal tree preservation value within one hundred and eighty (180) days, and subject to approval by the Hamilton County Highway Department.

- b) General Screening Standards (Article 6.8(H))

**Comment: The petitioner has indicated that mechanical equipment is roof mounted.**

- c) Minimum Lot Landscaping Requirements (Article 6.8(K))

**Comment: Development Plan complies:**

	Required	Provided	Revision
Shade Trees	10 per acre 27 total	27	Complies
Ornamental or Evergreen Trees	10 per acre 27 total	32 evergreen trees	Complies
Shrubs	25 per acre 66 total	324	Complies

- d) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be

permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

**Comment:** Development Plan complies except as noted below.

	Façade Length (approximate)	Shrubs / Trees Required	Provided (revision)
West Façade (side)	62 feet	1 per 40 feet (2 total required)	6 provided (complies)
South Façade (front)	80 feet	1 per 12 feet (7 total required)	12 provided (complies)
East Façade (side)	70 feet	1 per 40 feet (2 total required)	0 provided (-2 shrubs)
North Façade (front)	88 feet	1 per 12 feet (8 total required)	8 provided (complies)

- e) External Street Frontage Landscaping. Article 6.8(M)(2) requires a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet within a minimum ten (10) foot wide landscaping area. This requirement may be credited toward required Parking Area Landscaping if located within twenty (20) feet of the right-of-way.

**Comment:** Section 5(A) of Ord. 16-12 amended Ord. 12-14 to default to the UDO's External Street Frontage Landscaping, except as modified below.

- i) Section 5(A)(i) of Ord. 16-12 permits that "[s]idewalks and drive aisles may encroach into External Street Frontage Landscaping in Area C and landscape materials may be provided within the adjacent right-of-way subject to approval by the County Highway Department, provided the site is developed in substantial compliance with the Area C(GetGo) Concept Plan and the required plantings are otherwise provided.
- ii) Section 5(A)(ii) of Ord. 16-12 establishes that "[t]he screen wall adjacent to the drive aisle, as illustrated on the Area C(GetGo) Concept Plan, shall meet the applicable Street Frontage Plantings required across the segment of the screen wall adjacent to the drive aisle."

**Comment:** Please revise accordingly.

	Evergreen or Shade Trees		Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)	Required	Provided (revision)
146 <sup>th</sup> Street (new) (north property line) (510'±)	3 / 100' 15 total	16 evergreen (complies)	2 / 100' 10 total	10 shade (complies)	25 / 100' 128 total	128 (complies)
146 <sup>th</sup> Street (old) (south property line) (1,099'± minus 230'± screen wall = 869' ±)	3 / 100' 26 total	15 evergreen 3 shade trees (-8 trees)	2 / 100' 17 total	0 ornamental (-17 trees)	25 / 100' 217 total	70 shrubs (-147)



f) Buffer Yard Requirements

**Comment: Not applicable to this property, except as noted above for External Street Frontage Landscaping.**

g) Interior Parking Area Islands:

**Comment: Development Plan complies unless otherwise noted below.**

- i) Minimum Area Required: A minimum of 7.5% landscape area of Parking Areas shall be set aside for Parking Area islands based upon 49 parking spaces.
- ii) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iv) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

**Comment: Development Plan complies noting that the following islands do not include trees due to separation requirements from utility infrastructure; however, the trees have been located elsewhere on the Lot: (i) southwest corner of the building; and (ii) northeast corner of the building.**

h) Perimeter Parking Area Landscaping:

- i) Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.
- ii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include: (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner. (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner. (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

	Ornamental Trees		Shrubs	
	Required	Provided (revision)	Required	Provided (revision)
North Perimeter (290 feet ±)	1 / 30' 10 required	6 shade 10 evergreen (complies)	1 / 3' 97 required	121 (complies)
East Perimeter (180 feet ±)	1 / 30' 6 required	6 shade (complies)	1 / 3' 60 required	60 (complies)
South (east) Perimeter (145 feet ±)	5 / 30' 7 required	2** (complies)	1 / 3' 48 required	24** (complies)
South (west) Perimeter (60 feet ±)	1 / 30' 2 required	2 (complies)	1 / 3' 20 required	25 (complies)

\*Credits overlapping External Street Frontage Landscaping Requirements and Perimeter Parking Area Landscaping where appropriate.

\*\*Ord. 16-12 permits screen wall to meet requirement of plantings along External Street Frontage.

- iii) Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

### 32) Lighting Standards (Article 6.9)

**Comment: Development Plan complies.**

- All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

### 33) Lot Standards (Article 6.10)

### 34) Outside Storage and Display (Article 6.12)

**Comment: "Outside Sales Display Area(s)" are labeled on the site plan; however, the cross-referenced floor plan with the architectural plans do not reflect the screening as required below (and that appear to otherwise be depicted in the building elevations and renderings). Please revise the floor plan detail accordingly.**

- Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for Outside Sales Displays that otherwise comply with the Outside Storage standards, as follows:

- i) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.
- ii) Location: Outside Storage areas: (i) Shall be located immediately adjacent to the Principal Building; (ii) Shall not encroach into any required Rear or Side Yard; (iii) Shall be prohibited in an Established Front Yard; and (iv) Shall be delineated on an approved Development Plan.
- iii) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows: (i) Outside Storage areas shall be completely screened from view from any adjacent property or right-of-way; (ii) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building; (iii) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.
- iv) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.
- b) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, and subject to the following:
  - i) The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
  - ii) Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
  - iii) The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
  - iv) In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed use with adjoining areas.
  - v) Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.

### 35) Outdoor Café and Eating Areas (Article 6.13)

**Comment: Development Plan complies. The proposed "Outdoor Eating Area" is identified and labeled on the site plan and floor plan.**

- a) Outdoor cafes and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent

outdoor cafes and eating areas shall require Development Plan approval, in accordance with Article 10.7 Development Plan Review, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.

- b) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

36) Parking and Loading Standards (Article 6.14 and Article 4 of Ord. 12-14)

- a) Collective Provisions for the Mixed Use District. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- b) Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements: (i) General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area. (ii) Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

**Comment: Development Plan complies; forty-nine (49) parking spaces are proposed.**

- c) Bicycle Parking. A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

**Comment: Development Plan complies. Bicycle racks are proposed at two locations (northwest corner of building, and by pergola/bench element).**

37) Setback Standards (Article 6.16)

38) Sign Standards (Article 6.17)

**Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.**

- a) Section 6(A) of Ord. 16-12 establishes: (i) that signs for a Gasoline Service Station shall be permitted in accordance with the UDO for Individual Non-Residential Uses; (ii) signage shall be prohibited on the Gasoline Service Station canopy; and (iii) all wall signs shall only be externally lit with decorative lighting (e.g., gooseneck style fixtures).

**Comment: Please submit light fixture detail for the building's exterior fixtures, including the proposed fixtures for wall signs.**

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

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## **SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))**

**As proposed, the plans comply with the Village Design Theme and Character Exhibit of Ord. 16-12, as otherwise noted herein (see Comparison Exhibit at Exhibit 7). As a result, the standards of Article 5.3(K) (SR32 Overlay District) do not apply; however, the standards are listed herein for reference purposes only.**

41) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

42) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

43) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

44) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

45) Flat Roofs:

- a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:
  - i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
  - ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

#### 46) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

#### 47) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the

windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

48) Awnings: (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS. (ii) Awnings shall be made of a non-reflective material. (iii) All awnings shall be kept in good repair. (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

49) Drive-thru windows and lanes shall not be permitted in between the 146<sup>th</sup> Street or Ditch Road right-of-way line and the Building Facade nearest to said right-of-way line.

50) Building Materials:

- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from 146<sup>th</sup> Street or Ditch Road.

51) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

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## **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply except for those items identified as outstanding below, that need addressed prior to approval:**

52) Easement Standards (Article 8.3)

**Comment: Please coordinate with the Public Works Department and utility providers.**

53) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:
- b) Perimeter / External Pedestrian Network Standards:

**Comment: The adjacent external streets are within the County right-of-way. No perimeter path or sidewalk is required by the County Highway Department on the north side of old 146<sup>th</sup> Street; however, a perimeter path is proposed along the south side of new 146<sup>th</sup> Street, as required by the County Highway Department.**

54) Street and Right-of-Way Standards (Article 8.9)

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

**Comment: Please coordinate with utility providers.**

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## **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the December 5, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).